



# CITY OF FREMONT NEBRASKA

## **SPECIAL CITY COUNCIL MEETING, BOARD OF EQUALIZATION & REGULAR CITY COUNCIL MEETING MINUTES**

**August 10, 2021 - 7:00 PM**

**Special City Council Meeting – 6:00 PM**

**City Council Chambers 400 East Military, Fremont NE**

---

**MEETING CALLED TO ORDER** Following the Pledge of Allegiance, Mayor Spellerberg called the City Council Special Meeting to order and stated that a copy of the open meeting law is posted continually for public inspection located near the entrance door by the agendas.

**ROLL CALL** Roll call showed Council Members Gibson, Ellis, Ganem, Yerger, Sookram, Legband, and Jensen present. 7 members present. Kuhns absent.

1. Budget background and trends. Presentation provided by Finance Director Sanders.
2. Council Member Yerger item – Public comment/recommendations on the budget. The City Council received comments from the public on the budget.
3. Council Member Yerger item – Council discussion of the budget, recommendations and requests. Motion made by Yerger, seconded by Ellis to receive budget request motion into the record. Voting Yea: Yerger, Ellis, Jensen, Legband, Sookram, Ganem, Gibson. Motion carried. Motion made by Yerger, seconded by Ellis to adopt the motion received into the record “Motion to approve the Fremont City Council request of Staff to perform budget Impact evaluations related to Firefighter/EMS, Dispatch and Police Department personnel; Staff Structure & Compensation; Infrastructure items and priorities; Property Tax relief options; Use of Federal COVID and ARPA funds; and Fire Department fee segregation and use options, as outlined in Attachment A for consideration at upcoming budget implementation sessions”. Voting Yea: Yerger, Ellis, Gibson, Legband, Ganem, Sookram, Jensen. Motion carried.

**ADJOURNMENT** Motion made by Jensen, seconded by Sookram to adjourn; time: 7:55 P.M. Voting Yea: Yerger, Ellis, Gibson, Legband, Ganem, Sookram, Jensen. Motion carried.

## **BOARD OF EQUILAIZATION MEETING MINUTES**

**7:00 PM**

**MEETING CALLED TO ORDER** Following the Pledge of Allegiance, Mayor Spellerberg called the Board of Equalization Meeting to order and stated that a copy of the open meeting law is posted continually for public inspection located near the entrance door by the agendas.

**ROLL CALL** Roll call showed Council Members Gibson, Ellis, Ganem, Yerger, Sookram, Legband, and Jensen present. 7 members present. Kuhns absent.

## **PUBLIC HEARING**

1. Resolution 2021-107 levying a special tax and assessment in the amount of \$348.29 against Morrells W1/2 Lots 7 & 8 Blk 33 (1035 W. 10th) to pay the costs of weed and debris removal and assessment  
Motion made by Jensen, Seconded by Sookram to approve Resolution 2021-107. Voting Yea: Yerger, Ellis, Jensen, Legband, Sookram, Ganem, Gibson. Motion carried.
2. Resolution 2021-108 levying a special tax and assessment in the amount of \$388.27 against Chases W 103.5' Lot 5 Blk 27 (1350 N. D St.) to pay the costs of weed and debris removal and assessment  
Motion made by Gibson, Seconded by Legband to approve Resolution 2021-108. Voting Yea: Yerger, Ellis, Jensen, Legband, Sookram, Ganem, Gibson. Motion carried.
3. Resolution 2021-109 levying a special tax and assessment in the amount of \$348.29 against Jensens PT W1/2 Frac Blk 21 (249 W. Washington) to pay the costs of weed and debris removal and assessment  
Motion made by Legband, Seconded by Sookram to approve Resolution 2021-109. Voting Yea: Yerger, Ellis, Jensen, Legband, Sookram, Ganem, Gibson. Motion carried.

**ADJOURNMENT** Motion made by Jensen, seconded by Legband to adjourn; time: 8:10 P.M.  
Voting Yea: Yerger, Ellis, Gibson, Legband, Ganem, Sookram, Jensen. Motion carried.

## **CITY COUNCIL REGULAR MEETING AGENDA**

**7:00 PM – Following the preceding Meeting**

**MEETING CALLED TO ORDER** Mayor Spellerberg called the Council Meeting to order and stated that a copy of the open meeting law is posted continually for public inspection located near the entrance door by the agendas.

**ROLL CALL** Roll call showed Council Members Gibson, Ellis, Ganem, Yerger, Sookram, Legband, and Jensen present. 7 members present. Kuhns absent.

## **MAYOR COMMENTS**

*(There will be no discussion from the Council or the public regarding comments made by the Mayor. Should anyone have questions regarding the comments, please contact the Mayor after the meeting)*

1. Motion to adopt current agenda for the August 10, 2021 Regular Meeting  
Motion made by Jensen, Seconded by Sookram to amend the agenda to move item #3 to before item #2 on the agenda. Voting Yea: Yerger, Ellis, Jensen, Legband, Sookram, Ganem, Gibson. Motion carried. Motion made by Gibson, Seconded by Ganem to to adopt current agenda for the August 10, 2021 Regular Meeting as amended. Voting Yea: Yerger, Ellis, Jensen, Legband, Sookram, Ganem, Gibson. Motion carried.
2. Ordinance 5581 to approve requested change of zone from R, Rural to GC, General Commercial on property generally located between E 23rd St. and Elk Lane,

approximately 200 feet west of Deer Crossing Motion made by Yerger, Seconded by Sookram to introduce and hold first reading of Ordinance 5581. Voting Yea: Yerger, Ellis, Jensen, Legband, Sookram, Ganem, Gibson. Motion carried. City Clerk provided first reading of the Ordinance.

3. Ordinance 5580 to approve voluntary annexation of property generally located between E.23rd St. and Elk Lane approximately 200 feet west of Deer Crossing Motion made by Jensen, Seconded by Sookram to introduce and hold first reading of Ordinance 5580. Voting Yea: Yerger, Ellis, Jensen, Legband, Sookram, Ganem, Gibson. Motion carried. City Clerk provided first reading of the Ordinance.

**CONSENT AGENDA:** All items in the consent agenda are considered to be routine by the City Council and will be enacted by one motion. There will be no separate discussion of these items unless a Council Member or a citizen so requests, in which event the item will be removed from the consent agenda and considered separately. Motion made by Gibson, Seconded by Legband to approve consent agenda items 5-8 and 12. Voting Yea: Yerger, Ellis, Jensen, Legband, Sookram, Ganem, Gibson. Motion carried.

4. Motion to approve July 28, 2021 through August 10, 2021 claims and authorize checks to be drawn on the proper accounts. Motion made by Yerger, Seconded by Legband to approve July 28, 2021 through August 10, 2021 claims and authorize checks to be drawn on the proper accounts. Voting Yea: Yerger, Ellis, Jensen, Legband, Sookram, Ganem, Gibson. Motion carried.
5. Receive Report of the Treasury
6. Dispense with and approve July 27, 2021 Regular City Council and August 3, 2021 Special City Council Meeting Minutes
7. Resolution 2021-110 approving the request of the Fremont Area Chamber of Commerce to use the upper level of the Ilgenfritz Parking lot, and approve the application for a Special Designated Permit
8. Motion to approve concrete license application(s) for New Life Construction
9. Resolution 2021-117 to authorize wood deck off back entry in Downtown Commercial for apartment at 88 W. 6th #2. Motion made by Jensen, Seconded by Legband to approve Resolution 2021-117. Voting Yea: Yerger, Ellis, Jensen, Legband, Sookram, Ganem, Gibson. Motion carried.
10. Resolution 2021-112 approving request of Fremont Rotary Club to use the Fremont Municipal Airport for a Fly-in Breakfast. Motion made by Yerger, Seconded by Sookram to approve Resolution 2021-112. Voting Yea: Yerger, Ellis, Jensen, Legband, Sookram, Ganem, Gibson. Motion carried.
11. Motion to approve request from Fremont Board of Realtors to place Pet Waste Stands in both John C. Fremont, and Johnson Parks. Motion made by Yerger, Seconded by Ganem to approve the Fremont Board of Realtors installation of pet waste stands they will purchase and place at John C. Fremont Park and Johnson Park as well as approve emptying and ongoing maintenance of those stands. Voting Yea: Yerger, Ellis, Jensen,

Legband, Sookram, Ganem, Gibson. Motion carried.

12. Motion to approve request of Fremont High School Athletic Director to use Wildwood Park by the Fremont High School Cross Country Team
13. Move to authorize City Clerk to sign Special Designated License for class reunion event at Heedum Field. Motion made by Yerger, Seconded by Ganem to receive Resolution regarding this item into the record. Voting Yea: Yerger, Ellis, Jensen, Legband, Sookram, Ganem, Gibson. Motion carried. Motion made by Yerger, seconded by Gibson to approve Resolution 2021-118. Voting Yea: Yerger, Ellis, Jensen, Legband, Sookram, Ganem, Gibson. Motion carried.

**UNFINISHED BUSINESS:** Requires individual associated action

14. Resolution 2021-102 to recommend approval of Liquor Manager Applications for Krystal M. Carter at two Casey's General Store locations  
Motion made by Ganem, Seconded by Sookram to approve Resolution 2021-102. Voting Yea: Yerger, Ellis, Jensen, Legband, Sookram, Ganem, Gibson. Motion carried.
15. Resolution 2021-064 to approve revised Fremont Technology Park Replat 3 Preliminary Plat. Motion made by Yerger, seconded by Jensen to continue the item. Voting Yea: Yerger, Ellis, Jensen, Legband, Sookram, Ganem, Gibson. Motion carried.
16. Resolution 2021-065 to approve revised Fremont Technology Park Replat 3 Final Plat  
Motion made by Legband, seconded by Gibson to continue the item. Voting Yea: Yerger, Ellis, Jensen, Legband, Sookram, Ganem, Gibson. Motion carried.

**NEW BUSINESS:** Requires individual associated action

17. Resolution 2021-113 to approve request of the Diers 7th Addition final plat on property generally located between E 23rd St. and Elk Lane, approximately 200 feet west of Deer Crossing. Motion made by Jensen, Seconded by Sookram to continue Resolution 2021-113. Voting Yea: Yerger, Ellis, Jensen, Legband, Sookram, Ganem, Gibson. Motion carried.
18. Resolution 2021-114 to approve insurance renewal coverage proposal for the 2021-2022 Pool Year with the League Association of Risk Management (LARM). Motion made by Yerger, seconded by Ellis to amend the Resolution to add the end of the first whereas statement to renew the City's property and liability policy for a period of 3 years. Voting Yea: Yerger, Ellis, Ganem, Gibson. Motion carried. Voting Nay: Jensen, Legband, Sookram. Motion failed. Motion made by Legband, Seconded by Ganem to approve Resolution 2021-114. Voting Yea: Ellis, Jensen, Legband, Sookram, Ganem, Gibson. Voting Nay: Yerger. Motion carried.
19. Resolution 2021-115 to approve Ritz Lake Replat 7. Motion made by Yerger, Seconded by Legband to approve Resolution 2021-115. Voting Yea: Yerger, Ellis, Jensen, Legband, Sookram, Ganem, Gibson. Motion carried.
20. Resolution 2021-116 to approve Ritz Lake Replat 8. Motion made by Yerger, Seconded by Sookram to approve Resolution 2021-116. Voting Yea: Yerger, Ellis, Jensen, Legband,




Sookram, Ganem, Gibson. Motion carried.

21. Ordinance 5582 to approve the sale of Tech Park property to Valley Drive Properties, LLC (staff request to suspend rules and move to final reading). Motion made by Legband, Seconded by Ganem to amend the Ordinance to repeal Ordinance 5565 and replace SLAM Enterprises with Valley Drive Properties in Section #3. Voting Yea: Yerger, Jensen, Legband, Sookram, Ganem, Gibson Voting Nay: Ellis. Motion carried. Motion made by Gibson, Seconded by Legband to approve Ordinance 5582 as amended. Voting Yea: Jensen, Legband, Sookram, Ganem, Gibson Voting Nay: Yerger, Ellis. Motion carried. City Clerk provided first reading. Motion made by Jensen, Seconded by Ganem to suspend the rules and move to final reading of Ordinance 5582. Voting Yea: Jensen, Legband, Sookram, Ganem, Gibson Voting Nay: Yerger, Ellis. Motion failed.
22. Ordinance 5583 establishing rate schedules for Natural Gas System. Motion made by Legband, Seconded by Ganem to introduce and hold first reading of Ordinance 5583. Voting Yea: Yerger, Ellis, Jensen, Legband, Sookram, Ganem, Gibson. Motion carried. City Clerk provided first reading.

**ADJOURNMENT** Motion made by Gibson, seconded by Legband to adjourn; time: 10:09 P.M. Voting Yea: Yerger, Ellis, Gibson, Legband, Ganem, Sookram, Jensen. Motion carried.

Agenda posted at the Municipal Building on August 4, 2021 and online at [www.fremontne.gov](http://www.fremontne.gov). Agenda distributed to the Mayor and City Council on August 4, 2021. This meeting is preceded by publicized notice in the Fremont Tribune on the last Thursday of the preceding month and the agenda, including any notice of study session or public hearing, is displayed in the Municipal Building and is open to the public. The official current copy is available at City Hall, 400 East Military, City Clerk's Office. The City Council reserves the right to go into Executive Session at any time. A copy of the Open Meeting Law is posted in the City Council Chambers for review by the public. The City of Fremont reserves the right to adjust the order of items on the agenda.

APPROVED AND ACCEPTED AS THE OFFICIAL COPY OF THE FREMONT, NEBRASKA BOARD OF EQUALIZATION, REGULAR AND SPECIAL MEETING MINUTES FOR AUGUST 10, 2021.

  
Tyler Ficken, City Clerk

  
Joey Spellerberg, Mayor